



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00033 Tierra Del Este Unit Seventy Two
Application Type: Major Preliminary
CPC Hearing Date: June 27, 2013
Staff Planner: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location: East of John Hayes Street and north of Pebble Hills Blvd.
Acreage: 97.6 acres
Rep District: 5
Existing Use: Undeveloped
Existing Zoning: R-5 (Residential)
Proposed Zoning: R-5 (Residential)
Nearest Park: Park in block 430
Nearest School: El Dorado Ninth Grade High (0.5 miles)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owner: Ranchos Real XVI, LLC.
Applicant: Conde Inc.
Representative: Conde Inc.

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential) / Tierra Del Este Phase III Land Study
South: ETJ / Tierra Del Este Phase V Land Study
East: R-5 (Residential) / Tierra Del Este Phase III Land Study
West: R-5 (Residential) / Tierra Del Este Phase III Land Study

PLAN EL PASO DESIGNATION: G4 Walkable Suburban

APPLICATION DESCRIPTION

The applicant proposes to subdivide the property for 367 single-family lots, a 4.1-acre park, a 2.8-acre pond, and an easement along the southern edge of the subdivision, north of Pebble Hills Boulevard, which will be developed as a linear park. Access is proposed primarily via Ralph Seitsinger Drive and Pebble Hills Boulevard. This application is being reviewed under the current subdivision code and is located within the Tierra Del Este Phase III Land Study.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Tierra Del Este Unit Seventy Two based on compliance with Title 19 and the Tierra Del Este Phase III Land Study, and subject to the following conditions and comments:

Planning Division Recommendation

Planning recommends **approval** of the subdivision due to compliance with Title 19 regulations and the approved land study.

- All local street cross-sections shall include a 5-foot landscaped parkway per the Design Standards for Construction

City Development Department - Land Development

No objection.

Parks and Recreation Department

Please note that this Subdivision is part of the Tierra Del Este III - Phase III Amended Land Study, is composed of **367** Single-family dwelling lots, and applicant is proposing to dedicate a **"4.08 Acre Park / Pond"** site therefore, complying with the minimum "Parkland" requirements as per ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space** and exceeding the requirements by **0.41 acres** or **41** dwelling units that can be applied towards sub-subsequent subdivisions with-in the approved "Amended Land Study".

We offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department for review and approval and are to include at minimum the following improvements:\

1. Refer to Park's Design & Construction Standards.
2. Irrigation System shall be designed by a Licensed Irrigator Registered in the State of Texas, in good Standing, with a minimum 5 years experience, and with a minimum of 10 designs of comparable size systems.
3. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
4. Notes shall be provided for all park improvements to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
5. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision / park improvement plans is subject to applicant providing proof of the project registration - PLD # (Registration Number).
6. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site unless previously discussed and approved by this Department.
7. Provide perimeter lighting to the park along adjacent Public Street rights of way. Engineer to coordinate with E.P.E.Co., Development Services, and Parks Dept. light poles & conduit placement for perimeter lighting prior to street paving; perimeter street lighting shall be

coordinated for light poles to be installed at max. 300' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.

8. Developer shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, minerals availability, water infiltration, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
9. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches as required for proper planting as per Parks Design & Construction Standards; if caliche soils are found they must be shattered to a minimum depth of 24 inches.
10. Any unsuitable soil materials not approved by Parks Department are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
11. Any rock walls, retaining walls, or fences to be constructed along the park abutting residential or commercial sites or ponding areas need to be off of the Park and to be constructed by Developer if necessary in order to minimize disturbance to the park improvements.
12. Provide grading so that the park site does not sit lower than six inches (6") from any top of curb elevation, throughout. Any low spot must have at minimum a surface area of 30,000 square feet to insure that any storm water is dispersed over a large area. Any sloped areas shall be at the max. 1 vertical : 20 horizontal (5%) and shall Insure that proposed grades will keep water away from hard surfaces.
13. Park design shall comply with the requirements as set forth by ordinance Chapter 19.20.030 – Parkland Calculation (B) (2) for Dual Park Ponds.
14. Grading and drainage plan for the site, to be reviewed and approved by Parks Department.
15. Applicant is required to obtain irrigation and any other required permit(s) from Development Services (BP&I) Building Permits & Inspections Division.
16. A 7' wide meandering concrete sidewalk is required all along the park's perimeter 7'-9' from back of curb and from proposed ponding area rock wall.
17. Provide street trees within a 7'-9' wide parkway as required per ordinance #017528; provide scattered trees as shown on the preliminary plat along the flat perimeter areas on the rim of the park / pond and next to the pond's rock wall.
18. Parks requests for the park area where the soccer fields are to be located to be laser leveled.
19. Park improvements shall include an age appropriate (5-12 years) playground structure, a double swing bay, and accessible picnic tables & benches on concrete pads, and sand box as shown on the preliminary plat.
20. Construction of Park improvements need to be coordinated and inspected by Parks Department.
21. Park Site acceptance is contingent upon completion of all street improvements abutting the park.

El Paso Water Utilities

EPWU-PSB Comments

A portion of Tierra Del Este Unit Seventy Two (72), the southern portion of Pebble Hills Boulevard (Section 18, Block 79, Township 2, Texas and Pacific Railway Company Surveys) is located within the Eastside Impact Fee Service Area.

Add Eastside Service Area Impact Fee Table and keep Annexation table.

Impact Fees will be assessed at the time of plat and collected by EPWU prior to the City of El Paso issuing a Building Permit in accordance with the City of El Paso's Ordinance No. 017113 and the EPWU-PSB Rules and Regulation No. 16.

Water

Water storage improvements to the existing system are required to enable service to the subject property. Water service to the subject property will be provided by a proposed elevated tank (reservoir).

There is a twelve (12) inch diameter water main along Mike Price Drive between Edgemere Boulevard and Ralph Seitsinger Drive. At the intersection of Ralph Seitsinger Drive and Mike Price Drive there is a twelve (12) inch diameter water main stub-out aligned towards the south along Mike Price Drive. The described water main is under construction by the Developer of the Tierra Del Este Unit 67 Subdivision.

There is a twelve (12) inch diameter water main along Ralph Seitsinger Drive between John Hayes Street and Mike Price Drive. At the intersection of Ralph Seitsinger Drive and Mike Price Drive there is a twelve (12) inch diameter water main stub-out aligned towards the east along Ralph Seitsinger Drive. The described water main is under construction by the Developer of the Tierra Del Este Unit 67 Subdivision.

The water distribution mains pertaining to the Tierra Del Este Unit 69 are under construction by the Developer along the following streets: Meadow Lawn Avenue, Sunny Land Avenue, Rockbridge Avenue, Alton Oaks Avenue, Hunters Grove Avenue, Long Shadow Avenue and Holly Springs Avenue.

Along Pebble Hills Boulevard between John Hayes Street and the westernmost portion of the proposed Tierra Del Este Unit 72 there are two (2) proposed water mains. The sizes of these mains are twelve (12) inches and sixteen (16) inches in diameter respectively. No direct service connections are allowed to the proposed sixteen (16) inch diameter water main as per the El Paso Water Utilities – Public Service Board Rules and Regulations. The proposed water mains will be constructed by the Developer of the Tierra Del Este Unit 69 subdivision.

EPWU-PSB anticipates a proposed sixteen (16) inch diameter water main along Pebble Hills Boulevard. Water service to the subject property will be provided by a proposed elevated tank (reservoir) and the described sixteen (16) inch diameter water transmission main. No direct service connections are allowed to the proposed 16-inch diameter water main as per the El Paso Water Utilities – Public Service Board Rules and Regulations. Water service is anticipated to be provided by on-site water distribution main extensions to be constructed by the Developer.

Sanitary Sewer

There is a twelve (12) inch diameter sanitary sewer main along Mike Price Drive between Edgemere Boulevard and Ralph Seitsinger Drive. At the intersection of Ralph Seitsinger Drive and Mike Price Drive there is a twelve (12) inch diameter sanitary sewer main stub-out aligned towards the south along Mike Price Drive. The described sanitary sewer main is under construction by the Developer of Tierra Del Este Unit 67 Subdivision.

There is a twelve (12) inch diameter sanitary sewer main along Ralph Seitsinger Drive between John Hayes Street and Mike Price Drive. At the intersection of Ralph Seitsinger Drive and Mike Price Drive there is a twelve (12) inch diameter water main stub-out aligned towards the east along Ralph Seitsinger Drive. The described sanitary sewer main is under construction by the Developer of Tierra Del Este Unit 67 Subdivision.

The sanitary sewer collection mains pertaining to the Tierra Del Este Unit 69 are under construction by the Developer. Sanitary sewer mains are being constructed along the following streets: Meadow Lawn Avenue, Sunny Land Avenue, Rockbridge Avenue, Alton Oaks Avenue, Hunters Grove Avenue, Long Shadow Avenue and Holly Springs Avenue.

Along Pebble Hills Boulevard between John Hayes Street and the westernmost portion of the proposed Tierra Del Este Unit 72 there is a proposed fifteen (15) inch diameter sanitary sewer main. The proposed 15-inch diameter sanitary sewer main will be constructed by the Developer of the Tierra Del Este Unit 69 subdivision.

Sanitary sewer service is anticipated to be provided by on-site collection main extensions to be constructed by the Developer.

EPWU-PSB requests master grading plans of the entire land study area to aid in the design of the sewer system to serve the property.

General

Coordination with the Developer is required to ascertain that the water transmission mains, storage improvements, and sewer interceptors are constructed in parallel with development.

EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Transportation

Developer is responsible for their proportionate share of traffic mitigation.

Central Appraisal District

No comments received.

School District

No comments received.

Additional Requirements and General Comments:

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

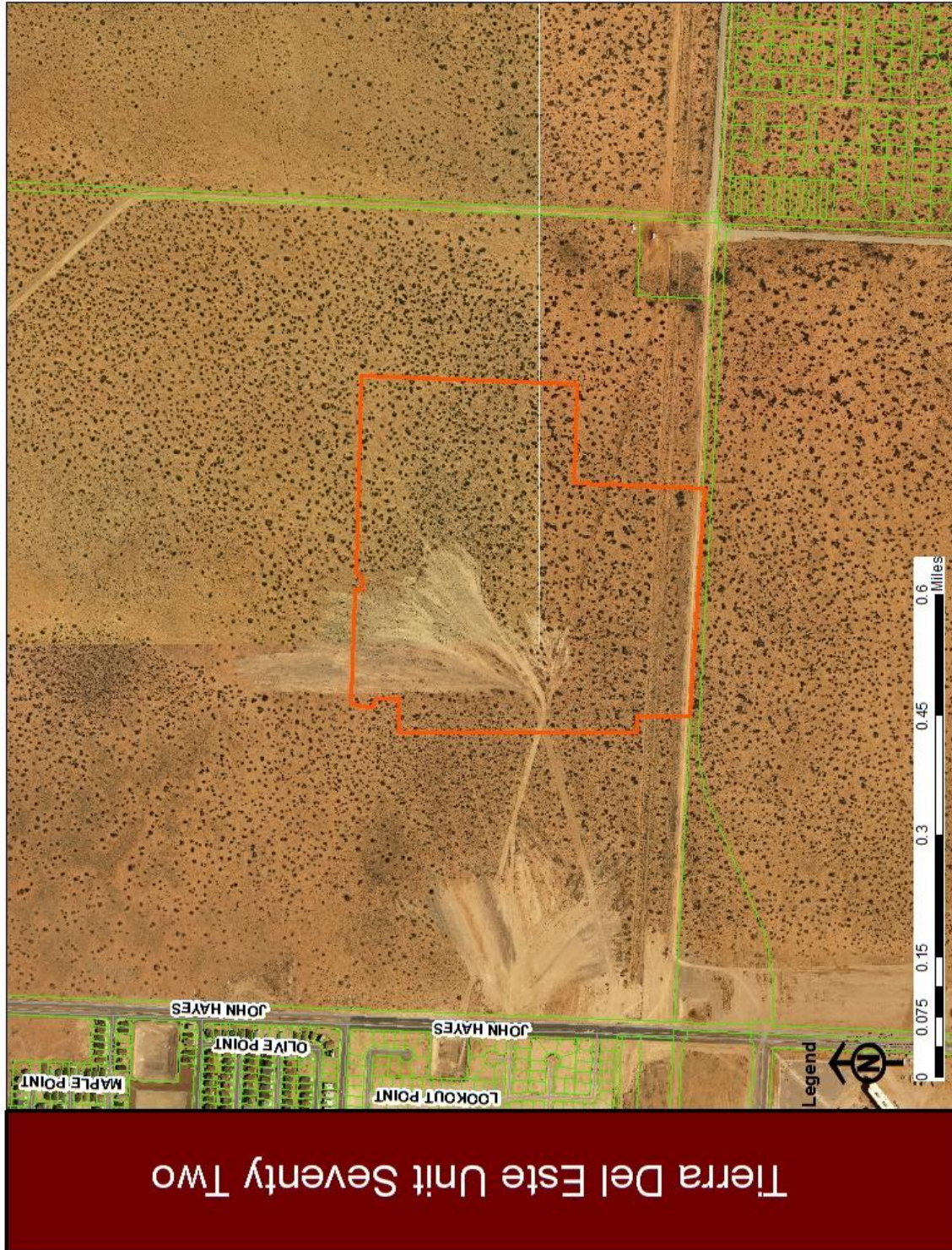
Attachments

1. Location map
2. Aerial map
3. Preliminary Plat
4. Application

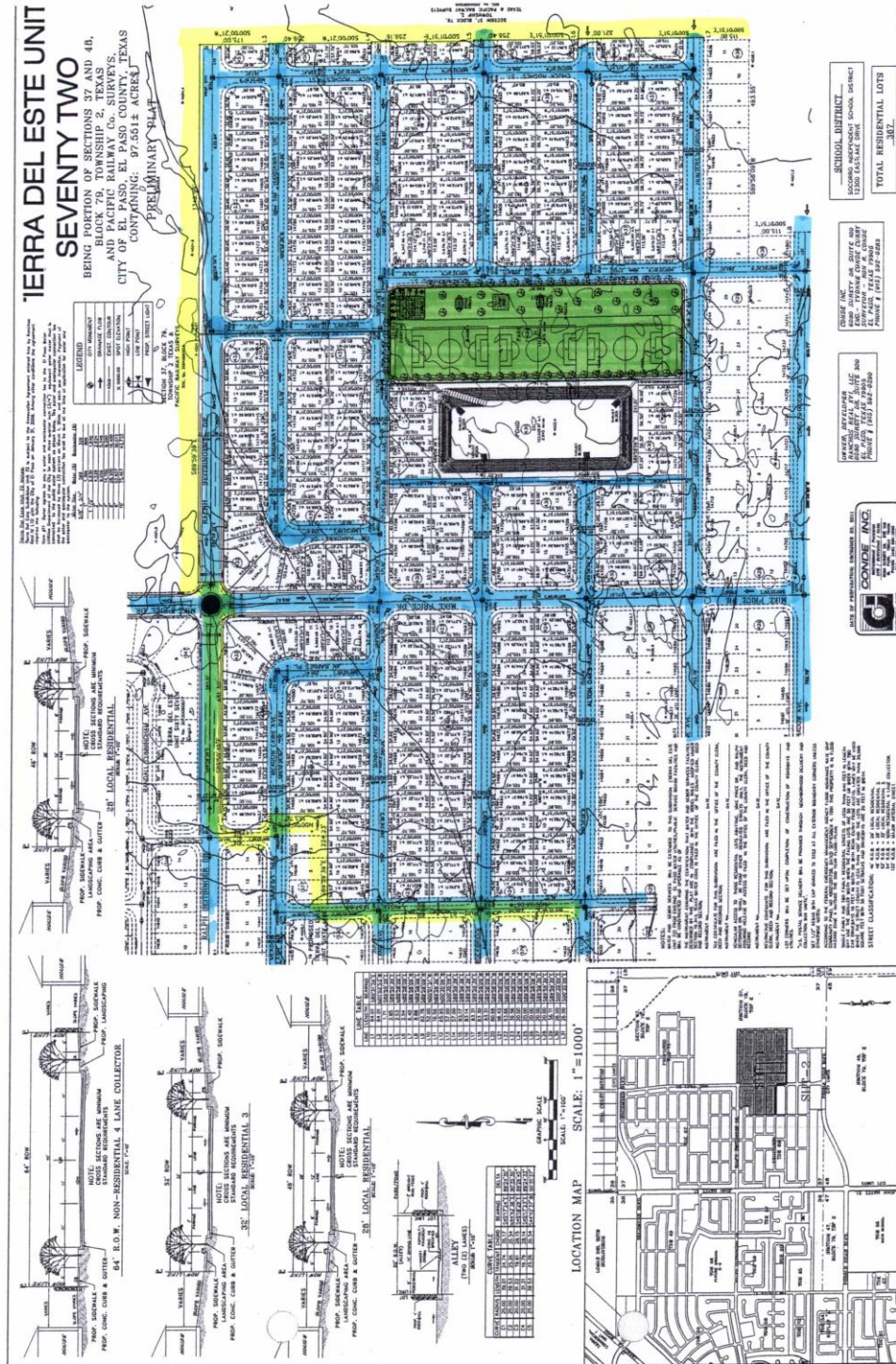
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



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ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: May 20, 2013

File No. SUSU13-00033

SUBDIVISION NAME: Tierra Del Este Unit 72

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Sections 37 and 48, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas
2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>61.262</u>	<u>367</u>	Office		
Duplex			Street & Alley	<u>19.510</u>	<u>1</u>
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			Electric & Gas Easements	<u>9.855</u>	<u>2</u>
School			Park/Pond	<u>6.924</u>	<u>1</u>
Commercial			Total No. <u>371</u>		
Industrial			Total Acres (Gross) <u>97.551</u>		
3. What is existing zoning of the above described property? R-5 Proposed zoning? n/a
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed? Underground Overhead Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Lot to street to Ponds
7. Are special public improvements proposed in connection with the development? Yes No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No
If answer to is "Yes", please explain the nature of the modification or exception
9. Remarks and/or explanation of special circumstances:
10. Improvement Plans submitted? Yes No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes No X
If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).

12.	Owner of record	<u>Ranchos Real XVI, LLC</u>	<u>6080 Surety Drive, Ste 300, El Paso, TX 79905</u>	<u>915-592-0290</u>
		(Name & Address)	(Zip)	(Phone)
13.	Developer	<u>Ranchos Real XVI, LLC</u>	<u>6080 Surety Drive, Ste 300, El Paso, TX 79905</u>	<u>915-592-0290</u>
		(Name & Address)	(Zip)	(Phone)
14.	Engineer	<u>CONDE INC.</u>	<u>6080 Surety Drive, Ste 100, El Paso, TX 79905</u>	<u>915-592-0283</u>
		(Name & Address)	(Zip)	(Phone)

CASHIER'S VALIDATION
FEE: \$1,901.00

Ranchos Real XVI, LLC

OWNER SIGNATURE: _____

Douglas A. Schwartz, Manager

REPRESENTATIVE: _____

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT
 REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS**